Davidson County DEEDQC
Recvd: 08/26/13 14:29 3 pgs
Fees:17.00 Taxes:0.00
**20130826-0089862**

# QUITCLAIM DEED

JTG-13-405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August

Notary Public

MY COMMISSION EXPIRES: 07/07/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Prime Nashville, LLC | Prime Nashville, LLC | |
| (NAME) 405 Buchanan St. | (NAME) 1205 4th Ave. N. | |
| (ADDRESS) Nashville, Tennessee 37208 | (ADDRESS) Nashville, TN 37208 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS TO THE UNDERSIGNED GRANTOR(S), THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, HAVE THIS DAY BARGAINED AND SOLD, Jarred McNeal HEREINAFTER CALLED THE GRANTOR(S), DO HEREBY QUITCLAIM AND CONVEY UNTO Prime Nashville, LLC HEREINAFTER CALLED THE GRANTEE(S), THEIR (SUCCESSORS), HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lots Nos. 71 & 72 on the Plan of Map of D. T. McGavock's Plan of 98 Lots in North Nashville of record in Plat Book 21, Page 7, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southerly margin of Buchanan Street, at a point 108.3 feet west of the westerly margin of 4th Avenue North, said point being the southwest corner of said Buchanan Street and an alley, as referred to in the deed from T. R. Wilson Realty Company to Elvis Graham, of record in Book 439, page 34, said Register's Office; thence with the westerly margin of said alley, southerly 112.5 feet to the dividing line between Lots 70 & 71; thence with the said line, westerly 32.5 feet to the southeast corner of the property conveyed to Mrs. M. C. Parker by deed from R. I. Wilson Realty Company of record in Book 412, page 154, said Register's Office; thence with said Parker's easterly line, northerly 112.5 feet to the southerly margin of Buchanan Street; thence with said Street easterly 33 feet to the beginning.

Being the same property conveyed to the within named grantor(S) by Deed recorded in Instrument No. 20130410-0035533, Register's Office for said County.

unimproved ( )

This is improved ( X ) property, known as 405 Buchanan St., Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 20 day of August 2013

Jarred McNeal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARRED MCNEAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of August 2013

MELINDA M. BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
07/01/2014.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**True Copy Certification**

I, Pam Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amanda J. Consiglio, a notary public for this county and state, Pam Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commision Expires: 08/22/2015

Notary Seal (if on paper)

